

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, September 15, 2014, scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum.

APC Members Present: Randy Graham, Steve Hoover, Robert Horkay, Ken Kingshill, Bill Sanders (7:05 p.m.), Robert Spraez and Danielle Tolan.

City Staff Present: Matt Skelton, Director; Kevin Todd, Senior Planner; Ryan Clark, Associate Planner; Jeffrey Lauer, Associate Planner; and Niki Finelli, City Attorney.

Approval of Minutes: September 2, 2014, APC Meeting Minutes

Motion: To approve the September 2, 2014, minutes

Motion: Hoover; Second: Horkay; Vote: Approved 6-0

Todd reviewed the APC Public Hearing Rules and Procedures

Case No. 1409-DP-25 & 1409-SIT-11

Description: *The Shoppes at Grand Park Village*
Greenwalt Corporation by Weihe Engineers requests Development Plan and Site Plan review of two new commercial buildings on approximately 10.5 acres+/- in the Grand Park Village PUD District.

Lauer presented a project overview, as outlined in the staff report. Staff recommends approval of 1409-DP-25 & 1409-SIT-11 with the following condition:

Prior to the issuance of a building permit, all necessary approvals and permits shall be obtained from the Westfield Public Works Department and the Hamilton County Surveyors Office.

Motion: To approve Petition 1409-DP-25 & 1409-SIT-11 with staff's recommended condition.

Motion: Horkay; Second: Tolan; Vote: 6-0 to approve with staff's recommended condition.

Sanders arrived at 7:05 p.m.

Case No. 1409-DP-27 & 1409-SIT-12

Description: *Fresh Thyme Farmers Market*

3400 E 146th Street

Lauth Property Group by Civil & Environmental Consultants, Inc. requests Development Plan and Site Plan review of a 29,000 square-foot building on approximately 3.0 acres +/- in the Bridgewater Center, in the Bridgewater PUD District.

Lauer presented a project overview, as outlined in the staff report. Staff recommends approval of 1409-DP-27 and 1409-SIT-12 with the following conditions:

1. That final confirmation of compliance with all lighting standards to be delegated to staff.
2. Prior to the issuance of a building permit, all necessary approvals and permits shall be obtained from the Westfield Public Works Department and the Hamilton County Surveyors Office.

Motion: To approve Petition 1409-DP-27 & 1409-SIT-12 with staff's recommended conditions.

Motion: Hoover: Second: Sanders: Vote: 7-0 to approve with staff's recommended conditions.

Case No. 1409-DP-28 & 1409-SIT-13 [PUBLIC HEARING]

Description: *Kroger Fuel Depot*

16201 Springmill Road

Kroger Limited Partnership by EMH&T requests Development Plan and Site Plan review of a new fuel service station on approximately 2.272 acres +/- in the (pending) 161st Street and Springmill NE Quadrant PUD District.

Clark presented a project overview, as outlined in the staff report. Clark noted that an email message from Brian Morales was received, and added that the written comments will be added to the public record.

Public Hearing opened at 7:10 p.m.

No public comments.

Public Hearing closed at 7:11 p.m.

Paula Gardner with EMH&T, representing the petitioner, noted that she had reviewed the written public comments. She gave a project update, and addressed many of the received comments. Regarding the comments from Mr. Morales, she said that there are many safeguards to protect from leaking fuel tanks, including double thick walls and other barriers. She said that an alarm would be triggered if there was any leakage. Regarding left-turn movements into the right-in/right-out access along the southern entrance, she said that signage has been planned to address this situation. Regarding vehicular passing movements along the southern side of the fuel canopy, she stated that the site has been designed to accommodate up to 3 cars to fit within this area, and

believes that this is sufficient space for passing. Regarding the southern-most parking space creating traffic conflicts with incoming traffic, she stated that the parking lot has been designed to the City's standards, and noted that they would re-evaluate the need for that space. Regarding the need for a passing blister on Springmill Road, she stated that Public Works is currently reviewing the plans and will determine the need for a passing blister or not. Finally, regarding the question of whether or not there was enough room for future widening of Springmill Road, she responded that the required half right-of-way is being dedicated, and there will be enough room in the future for expansion of Springmill Road.

Hoover stated that he would like to hear from the City's traffic professionals regarding the question of adding a median to prohibit a left-hand turn into the southern entrance. He said that he will defer to their advice on this matter.

Skelton said that Economic and Community Development and Public Works will work to resolve these questions.

No action is required at this time.

Case No. 1409-PUD-15 [PUBLIC HEARING]

Description: *Bridgewater PUD Amendment – Bridgewater Center Multi-tenant Signage*
Throgmartin-Henke Development, LLP by Nelson and Frankenberger, PC requests amendments to the Bridgewater PUD Ordinance to allow multi-tenant signage for Bridgewater Center; zoned Bridgewater PUD.

Todd presented a project overview as outlined in the staff report.

Kingshill asked if the size of these signs are they consistent with our current ordinance.

Todd said that the Zoning Ordinance allows similar signs to be up to 15' in height and 120 square feet of sign area per side. He noted that the proposed signs would be 15' in height and have 90 square feet of sign area per side.

Jon Dobosiewicz, Nelson & Frankenberger, PC, petitioner's representative, gave a project overview and update. Dobosiewicz said that the individual letters would be illuminated on the signs, not the entire sign panels.

Graham asked about where the sign would be in relation to the sidewalk.

Dobosiewicz said that it would be located on the north side of the sidewalk along 146th Street and on the east side of the sidewalk along Carey Road. He added that they will be out of the line of sight for vehicles.

Public Hearing opened at 7:31 p.m.

Mic Mead, 15466 Oak Road; stated that he has no objection to the sign but would like for it to have little more variety of textures and colors in the brick.

Public Hearing closed at 7:33 p.m.

Dobosiewicz asked that since there was no opposition if this petition could be passed on to the City Council with a favorable recommendation so they could get started on manufacturing the signs.

Motion: To forward Petition No. 1409-PUD-15 to the City Council with a favorable recommendation.

Motion: Horkay: Second: Sanders: Vote: 7-0.

Case No. 1408-PUD-12

Description: *Grand Park Indoor Field Facility PUD*

701 East 191st Street

Holladay Properties requests a change in zoning of approximately 14.5 acres+/- from the AG-SF1 District to the Grand Park Indoor Field Facility PUD District.

Skelton presented a project overview, as presented in the staff report. Skelton recommended forwarding Petition 1408-PUD-12 to the City Council with a favorable recommendation.

Hoover asked for clarification regarding the changes made to the plan. Hoover is very happy with the changes and a major improvement.

Skelton reviewed the architectural enhancements that were made to the building façade.

Hoover stated that he is happy with the changes.

Kingshill stated that he is also happy with the changes, noting that the simple changes made a big difference in improving the look of the building. He asked for clarification regarding the material of the building corners.

Chris Wilkes, Holladay Properties, explained that the panels on the building corners will be an architectural metal. He added that the bottom portion of the panels will be treated to have a stone-like texture.

Motion: To forward Petition No. 1408-PUD-12 to the City Council with a favorable recommendation.

Motion: Graham: Second: Tolan: Vote: 7-0.

Case No. 1408-DP-24 [PUBLIC HEARING]

Description: *Grand Park Indoor Field Facility – Development Plan*

701 East 191st Street

Holladay Properties requests a Development Plan Review of a 371,645 square-foot building within the (pending) Grand Park Indoor Field Facility PUD District.

Skelton presented a project overview, as presented in the staff report.

Public Hearing opened at 7:49 p.m.

Craig Wood, 167 E 191st Street; Wood stated that he and his wife own this land and are happy with the changes that have been made to the building. Wood said that he used similar material on his roof. He noted that this makes the building more interesting and reduces the industrial appearance.

Joe Morris, 13930 Silver Stream Drive; Morris stated that he represents the landowners (family members and neighbors) who live just north of this building. He said that this is the first time he has seen this proposal and said that it looks like a warehouse. He said that he would like to see more done to make the building look less industrial. He asked what the plans are for the areas around this project.

Cindy Spoljaric, 16131 Chancellors Ridge Way; Spoljaric wondered why trees on the landscaping plan were scheduled to be 1.5 inch caliper at installation instead of the required 2 inch caliper. She also expressed concerns regarding the distance of parking from the building, stating that the ordinance establishes a maximum parking distance of 300' from the facility. She added that the facility needs to be checked against the new UDO.

Public Hearing closed at 7:55 p.m.

Kingshill asked about zoning and Skelton said that he can sit down with Joe Morris and whoever would like to join them and discuss zoning. As for Ms. Spoljerick questions in regard to the new UDO they will make sure that everything is consistent with the standards.

No action is required at this time.

Case No. 1409-PUD-14 [CONTINUED]

Description: *Springmill Trails PUD Amendment – Water's Edge Side-yard Setback*
M/I Homes of Indiana, LP requests an amendment to the Springmill Trails PUD Ordinance, affecting approximately 36.74 acres +/- within the Water's Edge Subdivision of the Springmill Trails PUD District.

Case No. 1209-PUD-11 [CONTINUED]

Description: *Spring Mill Station SEC PUD*
(formally known as "Springmill Corner PUD")
Southeast corner of Springmill Road and 161st Street
Cooperstown Partners, LLC requests a change in zoning of approximately 7.654 acres from the AG-SF1 District to the Springmill Corner PUD District.

Case No. 14-09-DP-29 & 1409-SPP-18 [CONTINUED TO OCTOBER 6, 2014]

Description: *Harmony Mixed Use District*
Estridge Development Management, LLC by Innovative Engineering & Consulting, Inc. requests Overall Development Plan and Primary Plat review, and associated plat waiver request approval, for the Mixed Use District on approximately 33 acres+/- in the Harmony PUD District.

Case No. 1406-DP-17 & 1406-SIT-08 [CONTINUED]

Description: *LOR Corporation*
950 Tournament Trail
LOR Corporation, by RQAW Corporation requests Detailed Development Plan and Site Plan review for a new multi-tenant commercial building on approximately 2.57 acres +/- in the 32 at 31 Henke Center, in the GB District.

Case No. 1405-DP-14 & 1405-SPP-13 [CONTINUED]

Description: *Retreat on the Monon*
Southwest and southeast corners of 161st Street and Monon Trail Pulte Group, by Weihe Engineering requests Development Plan, Primary Plat, and associated plat waiver request approval for a 90-unit condominium Development on approximately 13.52 acres +/- in the Viking Meadows PUD District.

REPORTS/COMMENTS

APC MEMBERS

No report.

CITY COUNCIL LIAISON

Report provided by Hoover.

BZA LIAISON

Report provided by Graham.

ECD STAFF

Skelton stated that October is National Planning Month.

ADJOURNMENT (7:59 p.m.)

Motion to adjourn passed by voice vote.

President, Ken Kingshill

Vice President, Randy Graham

Secretary, Matthew S. Skelton